

MINUTES OF VILLAGE BOARD PLANNING COMMISSION MEETING June 10, 2020

The meeting of the Planning Commission of the Village of Slinger was called to order by Chairperson Russell Brandt at 300 Slinger Road, Slinger, WI at 6:30 PM on Wednesday, June 10, 2020 in accordance with the notice of meeting delivered to the members on June 5, 2020.

1. Roll Call:

	<u>Present</u>	<u>Absent</u>
Commissioner Behrend	x	
Commissioner Ammerman	x	
Commissioner Stuetgen	x	
Commissioner Lehn	x	
Commissioner Erovick	x	
Chairman Brandt	x	
Commissioner Fredericks	x	
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Also Present:

Administrator Margaret Wilber, Planner Mary Censky, Engineer Jim Haggerty and Clerk Tammy Tennies.

Chairman Brandt informed the members present that the open meeting law had been complied with in connection with the meeting. Notice of the meeting was sent to all who requested same and posted in three public locations.

2. Approval of Minutes

A. 5-13-2020 Minutes DRAFT

Motion Commissioner Behrend/Commissioner Lehn to approve the minutes of 5-13-2020; Passed

3. Public Hearing and Action Thereon

A. Consider request from property owner Scott Lackas, d/b/a SJL Rentals, LLC for a Conditional Use Permit to conduct a "self-storage facility" in the B-2 Commercial District property located at 124 W Commerce Blvd., Units A-E

Chairman Brandt announced the reason for the public hearing and Clerk Tennes read the notice of public hearing. She stated that all publication requirements had been met and no written comments had been received prior to the meeting.

Planner Censky provided the Commission with background information on this business. She noted that the business has been operating without complaints from the neighbors or Village. Planner Censky stated that unlike the CUP's that came before the Commission at the May meeting, this CUP is not requesting any outside storage. She noted that staff has no issues if the Commission was to approve this CUP.

Chairman Brandt opened the hearing up for public comment at 6:35pm.

Mr. Scott Lackas, applicant of the CUP and owner of 124 W Commerce Blvd Units A-E Slinger, WI was present for the meeting. He stated that these units are not for small usage as they are 48x60 bays, about 2,880 sq. ft. +/- per unit. Mr. Lackas noted that he has been utilizing this space for some time with this use and would like to continue it.

There being no further comment the hearing was closed at 6:36pm.

Commissioners discussed that they did not have any issues with the CUP as written.

Motion Commissioner Fredericks/Commissioner Lehn to approve the CUP for Scott Lackas, d/b/a SJL Rentals, LLC to conduct a "self-storage facility" in the B-2 Commercial District for the property located at 124 W Commerce Blvd., Units A-E; Passed

4. New Business and Action Thereon

A. Concept subdivision plan review for Slinger Associates, LLC for proposed 19 lot subdivision including discussion of required improvements. Subdivision location off of Hillside Road.

Chairman Brandt reminded all present that this is a concept review and that no decisions for or against the proposed concept will be made.

Planner Censky informed the Commission that the applicant wants to discuss his concept plan to develop approximately 29 acres at Hillside Rd at I41 utilizing private wells and onsite waste disposal systems since access to municipal water and sanitary service is not currently available, it is just outside the Village's approved sanitary sewer area. Planner Censky noted that the proposed 19 lots all appear to be compliant with respect to the basic standards of the R-1 Residential District and the proposed use appears to be compliant with respect to the Comprehensive Plan/Land Use Plan. She also stated that the proposed concept plan has access being directed into the development off of Hillside Road and a stub road connection to the north for future tie-in to those eventually developable lands. Planner Censky noted that the applicant has concerns that the current condition of Hillside Road may not be adequate to support the proposed project.

Engineer Haggerty made note that staff would like this proposed area to be serviced by all Slinger utilities, including water and sewer, but he acknowledged this would require significant investment such as a lift station.

The applicant, Mr. Kevin Dittmar, presented his concept for a subdivision plan located off of Hillside Road. Mr. Dittmar stated that his plans do not include Slinger Utilities water and sewer. He also commented that Hillside Road is not in good shape and he does not believe a developer should have to pay to improve the road.

Discussion was held about Hillside Road. It was noted that the Village of Slinger and the Town of Polk own portions of this road and at this time it is not on the list of Village roads to be improved.

Administrator Wilber stated that staff will contact the Town of Polk and discuss where improvements for Hillside Road are on their future plans.

Mr. Dittmar inquired about the next steps in this process. Chairman Brandt stated that this is only a concept review for questions and feedback, no advice. Mr. Dittmar had concerns about who would be responsible for the cost to improve Hillside Road. Chairman Brandt stated that staff will be in contact with the Town of Polk concerning their plans for the road and let Mr. Dittmar know. Chairman Brandt also stated that he believes the developer does need to contribute to paying for Hillside Road improvements.

B. Consider the extraterritorial Certified Survey Map request of property owner Harold Heppe Trust (in c/o Trustee Mardell Bernarde) to divide an 8.95 acre lot off the existing 35 acre parent parcel located at 3950 Lily Rd. in the Town of Polk

Planner Censky informed the Commission that this extra territorial certified survey map (CSM) complies with the Village's Land Division Ordinance. She reviewed the ordinance for the Commission and stated that staff has no objection to the applicants request as presented. Planner Censky did note that she recommends that the applicant comply fully with all requirements of the Town of Polk and Washington County as to the CSM.

Motion Commissioner Lehn/Commissioner Ammerman to recommend to the Village Board the extraterritorial CSM requested by Harold Heppe Trust subject to the applicant comply fully with all requirements of the Town of Polk and Washington County; Passed

C. Consider the site plan amendment request of Blast Craft Service, Inc. to develop a screened outdoor storage area for materials/equipment/supplies related to and behind their etching/engraving operation located at 750 Industrial Drive

Planner Censky noted that Blast Craft Service Inc. was given an extension in April 2020 for their unenclosed/unscreened storage as long as they provided a plan for relocation and screening to the Commission by the June 10, 2020 meeting, which they have. She informed the Commission that the plans call for construction of a berm around a 17, 250 sq. ft. area of the E. Commerce Blvd. site. The base of the area would consist of compacted stone base covered with compacted recycled asphalt. The height of the berm around it will be approximately 4 feet and the plans note that nothing stored inside the area will exceed that height. The location of this new storage area is much further south on the E. Commerce Blvd. site and crosses over onto their Industrial Drive property behind that existing building where other materials storage and maneuvering attendant to this business already occurs.

Discussion was held about water flow if a berm is created.

Mr. Chris Cagle, representing Blast Craft Service Inc., was present for the meeting. He stated that there will be a swale at the bottom of the berm and Engineer Haggerty confirmed that statement. Mr. Cagle also stated that the berm will be seeded and maintained but not mowed. He informed the Commission that a start date within 10 days of June 10, 2020 is planned to begin constructing the berm.

Planner Censky stated that staff has no objection to the plans as presented but recommends that approval be subject to the Village Engineer reviewing and approving the plans as to grading, drainage, utilities, stormwater management and erosion control prior to the start of any construction on the project. Also, upon completion of the new screened storage area, and relocation of all the existing, unscreened materials

into it, no future unenclosed/unscreened storage of any materials, equipment, supplies, etc. shall be permitted to reoccur at these sites.

Motion Commissioner Behrend/Commissioner Erovick to approve the site plan amendment request from Blast Craft Service, Inc. to develop a screened outdoor storage area for materials/equipment/supplies related to and behind their etching/engraving operation located at 750 Industrial Drive, subject to the Village Engineer reviewing and approving the plans as to grading, drainage, utilities, stormwater management and erosion control prior to the start of any construction on the project. Also, upon completion of the new screened storage area, and relocation of all the existing, unscreened materials into it, no future unenclosed/unscreened storage of any materials, equipment, supplies, etc. shall be permitted to reoccur at these sites.; Passed

5. Adjourn Meeting

Motion Commissioner Fredericks/Commissioner Ammerman to adjourn at 7:14pm;

Approved By: _____

Russell Brandt

Drafted By: Tammy Tennies, Clerk/HR Village of Slinger